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The Commonwealth of Massachusetts

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
250 STUART STREET • BOSTON, MASSACHUSETTS 02116 • TELEPHONE 727-4560

ANNUAL REPORT FOR THE PERIOD
JANUARY 1, 1983 THROUGH DECEMBER 31, 1983

GOVERNMENT DOCUMENTS

COLLECTION

MAY 31 1984

The Massachusetts State College Building Authority is organized under the provisions of Chapter 703, Acts of 1963 and subsequent amendments to assist the State Colleges, the Massachusetts College of Art and the Massachusetts Maritime Academy in the development and operation of self-amortizing facilities to house and feed students attending these educational institutions.

Facilities

Together the facilities provide residence and dining accommodations for 8400 students in 28 building complexes located at the State Colleges at Bridgewater, Fitchburg, Framingham, North Adams, Salem, Westfield and Worcester and the Maritime Academy. Their current replacement cost is estimated in excess of \$125,000,000. The cost of these facilities is financed through the issuance of bonds and notes of \$55,000,000 of which \$48,165,000 remains outstanding as of December 31, 1983.

Occupancy

The occupancy rate in Authority Residence Halls continues at a high rate, 99.9% for the 1982-83 academic year and 101.4% for the 1983-84 academic year. These rates continue to exceed the 98.8% occupancy rate for the twelve-year period 1970-1982. There is an increasing rate of demand from students who desire to live on campus. To meet this demand many state colleges have had to temporarily convert lounge spaces for study/bedroom use and increase the occupancy of single and double study/bedrooms to double and triple occupancy. Through such practices the occupancy rate of residence halls at some state colleges has been 110%-115% of design occupancy. The demand for campus residence facilities continues strong and steady as indicated by current and past occupancy rates of nearly 100%.

Rates and Revenue

Residence hall rentals for fiscal year 1984 range from \$870-\$1110/student for traditional dormitory accommodations to \$970-\$1110/student for suite-type accommodations and \$1200-\$1350/student for apartments.

Revenue receipts from Authority Residence Halls during fiscal year 1983 totaled \$7,960,792, \$7,748,902 from rents and \$211,890 from the U. S. Department of Housing and Urban Development, Debt Service Grants.

In accordance with the Certificate of 1982-83 Projected Expenses these revenues have been disbursed for the following purposes:

Debt Service and Debt Service Reserve	45.4%
Operation and Maintenance Expense by Colleges	30.2%
Utility Reimbursement to Commonwealth	12.1%
Service, Repairs and Renovations	10.2%
Authority Expenses	2.1%

Improvements

With the cooperation and assistance of college administrators, the Authority prepared and implemented a program during 1983 for the purchase of replacement furnishings and equipment and for repairs and improvements to many of the residence halls. The program cost \$535,000 and is intended to keep the buildings weathertight, safe and attractive to the students. Highlights of the 1983 program include the following accomplishments:

- * Purchase of furniture, mattresses, carpet, drapes and other miscellaneous furnishings for most residence halls - \$140,000
- * Installation of roofs at Fitchburg and the Maritime Academy - \$90,000
- * Replacement of entrance platform at Fitchburg - \$25,000
- * Service and repair of twenty-two elevator installations at Bridgewater, Fitchburg, Framingham, North Adams and Salem - \$43,000
- * Alteration of six suite kitchenettes at Russell Towers, Fitchburg - \$39,000
- * Improvements to the fire alarm system at Bridgewater - \$41,000
- * Installation of new lights and ceilings at the Maritime Academy - \$19,000
- * Replacement of doors and windows at Bridgewater - \$48,000
- * Repair/replacement of intercom systems at Fitchburg and Framingham - \$16,500

The Authority has approved a similar program for furnishings, repairs and improvements for 1984 estimated to cost \$2,094,000. Improvements to existing fire alarm systems represent approximately 50% of the estimated cost.

Amendatory Legislation

In April, 1983 the Authority submitted to the Governor's Office and the Board of Regents, proposed amendatory legislation entitled, "An Act Further Regulating the Borrowing Capacity and Certain Other Powers of the Massachusetts State College Building Authority", together with documentation and a statement describing the need for the amendatory provisions and the increased bonding capacity.

The proposed legislation requests additional bonding authorization of \$50,000,000 to construct new residence projects for 1650 students at five state colleges and to undertake improvements/replacements/renovations in existing residence halls to comply with revisions to building codes and regulations promulgated since the construction of these buildings. The proposed improvements will provide for access and use of buildings by handicapped persons, the conservation of energy, the safety and security of persons and property and other improvements to the component parts of the buildings, i.e., roofs, heating and ventilating, electrical and equipment.

While the Authority has undertaken some of these improvements and renovations each year as noted previously, it does not have sufficient funds from operating revenues to underwrite the entire cost of these capital improvements. The Office of Administration and Finance, Department of Capital Planning and Development has not approved Authority requests for capital outlay funds. The only other source for financing these capital improvements is through the issuance of bonds.

The Authority is hopeful that the Board of Regents and the Governor's Office and the Legislature will act favorably and soon on its proposed amendatory legislation.

Meetings/Members/Staff

The Authority's offices are located at 250 Stuart Street, Room 1006, Boston, Massachusetts, 02116. In 1983 the Authority was requested to vacate this office space. Accordingly, the Authority has purchased an office condominium at 132-136 Lincoln Street, Boston, Massachusetts, and will relocate there in 1984 upon completion of renovations.

Eight meetings were held in 1983. The current members and officers of the Authority are as follows:

<u>Member</u>		<u>Appointment Expires</u>
Frankland W. L. Miles, Jr.	Chairman	6/30/86
James T. Thomas	Vice Chairman	6/30/85
Robert F. Couture	Secretary-Treasurer	6/30/87
William C. Bearce		6/30/82
*J. John Fox		8/1/88
Gerard W. O'Reilly		6/30/84
Eugene F. Russo		6/30/87
*Edward T. Sullivan		1/24/87
Robert E. Stewart	Asst. Secretary-Treasurer and Executive Director	

*Member - Board of Regents of Public Higher Education

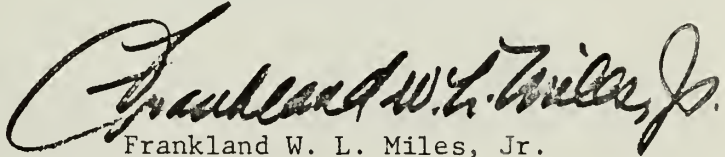
A staff is employed on a full-time basis for the purpose of managing the Authority's affairs. Besides Robert E. Stewart, the Executive Director, the staff includes David H. Marshall, Director of Construction and Lorraine A. Manozzi, Administrative Secretary.

Financial Statement

A detailed account of the Authority's financial status with respect to receipts and expenses is contained in its Audit Report and Supplementary Information as of December 31, 1983 which is included herewith as part of this Annual Report.

The Authority extends its appreciation to all those people whose cooperation is necessary for the successful development and operation of residence halls, especially to the Board of Regents, the Presidents and their staffs and to the State College resident students.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Frankland W. L. Miles, Jr.", written in a cursive style.

Frankland W. L. Miles, Jr.
Chairman

FWLM, Jr./lm



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A N N U A L R E P O R T
FOR THE PERIOD
JANUARY 1, 1986 THROUGH DECEMBER 31, 1986

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
136 LINCOLN STREET
BOSTON, MASSACHUSETTS 02111

GOVERNMENT DOCUMENTS
COLLECTION

AUG 26 1987

University of Massachusetts
Depository Copy

Frankland W. L. Miles, Jr., Chairman
Edward T. Sullivan, Vice Chairman
Robert F. Couture, Secretary-Treasurer

The Massachusetts State College Building Authority is organized under provisions of Chapter 703, Acts of 1963 and subsequent amendments to assist the State Colleges, the Massachusetts College of Art and the Massachusetts Maritime Academy in the development and operation of self-amortizing facilities to house and feed students attending these educational institutions.

Members/Officers

The Authority consists of nine members appointed by the Governor, three of whom are appointive members of the Board of Regents of Higher Education. The one vacancy in the Authority's membership has continued during 1986. Two members whose appointments have expired continue to serve pending either their re-appointment or the appointment of a successor member. To conduct business the Authority is required to have a quorum of five members. During 1986 the Authority held eleven meetings.

The present members and officers of the Authority are as follows:

<u>Member</u>	<u>Officer</u>	<u>Appointment Expires</u>
Frankland W. L. Miles, Jr.	Chairman	6/30/86
*Edward T. Sullivan	Vice Chairman	8/1/87
Robert F. Couture	Secretary-Treasurer	6/30/87
William C. Bearce		6/30/82
Kelly A. Carney		6/30/91
*George H. Ellison		8/1/90
*J. John Fox		8/1/89
Eugene F. Russo		6/30/87
Vacancy		
Robert E. Stewart	Assistant Secretary-Treasurer and Executive Director	

*Member - Board of Regents of Higher Education

Facilities

The Authority has developed, and continues to improve, maintain and operate, facilities which provide residence and dining accommodations for 8400 students in 28 building complexes located at the Bridgewater, Fitchburg, Framingham, North Adams, Salem, Westfield and Worcester State Colleges and the Massachusetts Maritime Academy. The development and improvement cost of these facilities has been financed through the issuance of \$55,000,000 of bonds. Their current replacement cost is estimated at \$150,000,000.

In addition to the existing facilities the Authority, in 1986, has begun the process of developing new residence halls for 1950 students in accordance with project requests received from the Regents and approved by the Secretary of Administration and Finance.

Occupancy

The occupancy rate in State College Residence Halls continues at a high rate, 101.4% for the 1985-86 academic year and 101.4% for the 1986-87 academic year. These rates continue to exceed the 98.8% occupancy rate for the twelve-year period 1970-1982.

1985-86 Academic Year Occupancy

<u>College</u>	<u>No. of Spaces</u>	<u>Occupancy</u>	<u>Rate</u>
Bridgewater	1361	1429	105.0%
Fitchburg	1121	1112	99.2
Framingham	1454	1474	101.4
North Adams	1044	1037	99.3
Salem	598	605	101.2
Westfield	1479	1671	113.0
Worcester	485	488	100.6
Maritime Academy	<u>880</u>	<u>724</u>	<u>82.3</u>
Total	<u>8422</u>	<u>8540</u>	<u>101.4%</u>

There is an increasing rate of demand from students who desire to live on campus. To meet this demand many state colleges have had to temporarily convert lounge spaces for study/bedroom use and increase the occupancy of single and double study/bedrooms to double and triple occupancy. Through such practices the occupancy rate of residence halls at some state colleges has exceeded design occupancy. The demand for campus residence facilities continues strong and steady as indicated by current and past years' occupancy rates.

Rents/Revenue/Financial Statement

Residence hall rentals for fiscal year 1987 range from \$960-\$1220 per student for traditional dormitories and suite-type accommodations and \$1260-\$1470 per student for apartments.

Revenue receipts from Authority Residence Halls during fiscal year 1987 totaled \$9,772.977, \$9,561,087 from rents and \$211,890 from the U. S. Department of Housing and Urban Development, Debt Service Grants.

In accordance with the Certificate of 1986-87 Projected Expenses these revenues have been used for the following purposes:

Debt Service and Debt Service Reserve	\$ 4,141,000	42.3%
O & M Expenses by Colleges	4,143,000	42.3%
Utility Reimbursement, Service	1,131,000	11.8%
Repair and Renovation Expense		
Authority Expense	<u>358,000</u>	<u>3.6%</u>
Total	\$ <u>9,773,000</u>	<u>100.0%</u>

A detailed account of the Authority's financial status with respect to receipts and expenses is contained in the attached Audit Report and Supplementary Information as of December 31, 1986.

New Financing

Last year's Annual Report outlined the Authority's intention to proceed with a new financing. In January, 1986 Governor Dukakis approved legislation (H 5021) adopted by the Legislature in December, 1985. This legislation provided for an increase in the Authority's bonding capacity from \$55 million to \$105 million. The legislation together with an advancement of the effective date of the "Tax Reform Legislation" (H.R.3838) enabled the Authority to proceed successfully with a \$61,020,000 bond issue in April, 1986. Proceeds of the Project and Refunding Revenue Bonds, Series 1986-A were used to, (1) advance refunding the Authority's Serial Revenue Bonds, Series 1972-A and the Project Revenue Bonds, 1977 Series A, (2) to finance a portion of the new residence hall projects and, (3) to undertake capital improvements on existing facilities. The financing includes both serial and term bonds that extend to May 1, 2016 at a net interest rate of 7.34%.

New Projects

In accordance with the request for new residence hall facilities for approximately 1950 students the Authority has proceeded with project feasibility studies as required by Chapter 579, Acts of 1980. These studies, schematic plans and cost estimates have been prepared following the guidelines and requirements of the Division of Capital Planning and Operations. Applications to the Designer Selection Board for the appointment of designers to prepare the feasibility studies were made in May, 1986. Subsequently, the following firms, selected by the Designer Selection Board, were engaged by the Authority to undertake the studies for projects.

<u>College</u>	<u>No. of Spaces</u>	<u>Architects</u>
Bridgewater	350	CPF/Domenech & Hicks, Inc.
Fitchburg	350	Hammer, Kiefer & Todd, Inc.
Salem	350	Sert, Jackson & Associates, Inc.
Westfield	400	Martha Ondras Associates
Worcester	350	Childs, Bertman, Tseckares & Casendino, Inc.
College of Art	200	Moore-Heder

The studies, except for the College of Art, are nearly completed; the Authority will apply to the Designer Selection Board for the appointment of final designers for these projects in the spring of 1987. Construction is targeted to begin in 1988 with occupancy in September, 1989.

Improvements to Existing Facilities

The Authority is undertaking capital improvements on existing residence halls estimated to cost \$5,000,000. These include improvements to the fire alarm detection and security systems, the repair and replacement of roofs and windows, the provision of facilities for access and use by handicapped persons, energy conservation and management systems and other improvements necessary to enhance the overall appearance and usefulness of these buildings.

Following recommendations from the Designer Selection Board in June/July, six firms were engaged to prepare studies, plans, specifications and contract documents for these capital improvement projects:

- * BRIDGEWATER: Pope, Scott and Shea/Durgin Halls
Buck, Smith & McAvoy Architects, Inc.
- * FITCHBURG: Aubuchon and Herlihy Halls
deCastro/Nelson Associates
- * FRAMINGHAM: Larned, Linsley, Pierce, Mann and
O'Connor Halls
Archtype, Inc.
- * NORTH ADAMS: Hoosac Hall
Barry Architects, Inc.
- * WESTFIELD: Lammers and Scanlon Halls
Architects, Inc.
- * WORCESTER: Chandler Village
Pequod Associates, Inc.

It is anticipated that plans, specifications and contract documents will be completed in January/February 1987 so that bids can be received in time for contract awards in April, 1987. Construction will begin in May, 1987 and will be completed for occupancy in September, 1987.

In addition to the above noted capital improvements the Authority, with the cooperation and assistance of college administrators, has prepared and implemented a program for the replacement of furnishings and equipment and for repairs at many of the residence halls. The program cost is \$1,270,000 and is intended to keep the buildings weathertight, safe and attractive to the students. Highlights of the 1986 program include the following items:

* Purchase of furniture, mattresses, carpet, window coverings, appliances and other miscellaneous furnishings and equipment (all State Colleges)	\$ 393,000
* Fire Alarm Service/Testing (all State Colleges)	53,600
* Elevator Maintenance/Repairs (all colleges except Westfield, Worcester, and Maritime Academy)	50,800
* BRIDGEWATER - Woodward Hall Insulation/Re-flooring	79,000
* FITCHBURG - Apartments Water Damage Repairs	18,500
* FRAMINGHAM - Corinne Towers/Larned Hall Re-line Water Storage Tanks	13,500
Horace Mann/Pierce Install Snow Guards	12,000
O'Connor - Install Screens/Paint	10,500

*	NORTH ADAMS - Berkshire Towers	
	Energy Management System	\$ 12,000
	Replace Interior Partitions	150,000
	Re-roof Building	36,600
	Hoosac Hall	12,000
	Energy Management System	
	Townhouses	25,000
	Energy Management System	
*	SALEM - Bowditch/Peabody Halls	
	Repair Ventilation System	18,000
	Equipment Repairs	10,000
*	WESTFIELD - Davis/Dickinson Halls	
	Re-roof Building	100,000
	Paint Exterior	25,200
*	MARITIME ACADEMY	
	Repair Hurricane Damage	90,000
	Re-roof Buildings 4 & 5	68,000
	Resilient Flooring on Stairs	46,000
	Replace Bathroom Ceilings	23,000
	Ventilation Repairs	5,000

Office/Staff/Consultants

The Authority's offices are located at 136 Lincoln Street, Boston, Massachusetts. A staff of four is employed to manage the Authority's affairs. They are:

Robert E. Stewart	Executive Director
Louis J. Cogliano	Facilities Engineer
Lorraine A. Manozzi	Administrative Secretary
Dorothy Aronson	Secretary

The Authority also engages the services, on an annual basis, of several advisors, including Mahoney, Hawkes and Goldings of Boston, Massachusetts, General Counsel; Keith and Mareb of Brockton, Massachusetts, Certified Public Accountants; The Boston Company Financial Strategies, Inc., of Boston, Massachusetts, Investment Advisors and Meeting Square Management of Bridgewater, Massachusetts, Financial Advisors. Various architects, engineers, cost estimators, construction management advisors and other consultants are engaged from time to time to assist in project activities.

On June 1, 1986, David H. Marshall retired from the Authority having served as the Director of Construction since 1971. During those fifteen years, Mr. Marshall was involved in the construction management of twelve new residence hall complexes and numerous renovation and improvement projects on other residence facilities throughout the State College System. At its June meeting the Authority recognized David's service and accomplishments to the Authority.

The Authority extends its appreciation to all those people whose cooperation is necessary for the successful development and operation of residence halls, especially to the Board of Regents, the Presidents and their staffs and to the State College resident students.

Respectfully submitted,

Frankland W. L. Miles, Jr.
Chairman

FWLM, Jr./lm

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A N N U A L R E P O R T

FOR THE PERIOD

JANUARY 1, 1988 THROUGH DECEMBER 31, 1988

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**DOCUMENTS
COLLECTION**

**MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
136 LINCOLN STREET
BOSTON, MASSACHUSETTS 02111**

**Frankland W. L. Miles, Jr., Chairman
Eugene F. Russo, Vice Chairman
Robert F. Couture, Secretary-Treasurer**

The Massachusetts State College Building Authority is organized under provisions of Chapter 703, Acts of 1963 and subsequent amendments to assist the State Colleges, the Massachusetts College of Art and the Massachusetts Maritime Academy in the development and operation of self-amortizing facilities to house and feed students attending these educational institutions.

Members/Officers

The Authority consists of nine members appointed by the Governor, three of whom are appointive members of the Board of Regents of Higher Education. With the resignation of L. Edward Lashman in December a vacancy exists among the appointive members of the Board of Regents. Four members whose appointments have expired continue to serve pending either their re-appointment or the appointment of a successor member. To conduct business the Authority is required to have a quorum of five members. During 1988 the Authority held nine meetings.

The present members and officers of the Authority are as follows:

<u>Member</u>	<u>Officer</u>	<u>Appointment Expires</u>
Frankland W. L. Miles, Jr.	Chairman	6/30/86
Eugene F. Russo	Vice Chairman	6/30/87
Robert F. Couture	Secretary-Treasurer	6/30/87
William C. Bearce		6/30/82
*George H. Ellison		8/1/90
*Honorable J. John Fox		8/1/89
Kelly A. Kelly		6/30/91
*L. Edward Lashman (resigned 12/88)		1/24/93
John E. Zoino		6/30/90
Robert E. Stewart	Assistant Secretary-Treasurer and Executive Director	

*Member - Board of Regents of Higher Education

Facilities

The Authority has developed, and continues to improve, maintain and operate, facilities which provide residence and dining accommodations for 8400 students in 28 building complexes located at the Bridgewater, Fitchburg, Framingham, North Adams, Salem, Westfield and Worcester State Colleges and the Massachusetts Maritime Academy. The development and improvement cost of these facilities has been financed through the issuance of \$55,000,000 of bonds. Their current replacement cost is estimated at \$200,000,000.

In addition to the existing facilities, the Authority has four new residence facility projects in construction. Two other projects are in the final stages of design development; they are scheduled for construction to begin in 1989.

Occupancy

The occupancy rate in State College Residence Halls continues at a high rate, 101.4% for the 1986-87 academic year and 101.2% for the 1987-88 academic year. These rates continue to exceed the 98.8% occupancy rate for the twelve-year period 1970-1982.

<u>1987-88 Academic Year Occupancy</u>			
<u>College</u>	<u>No. of Spaces</u>	<u>Occupancy</u>	<u>Rate</u>
Bridgewater	1361	1512	111.1%
Fitchburg	1121	1120	99.9
Framingham	1454	1482	101.9
North Adams	1044	1048	100.4
Salem	598	611	102.1
Westfield	1479	1674	113.2
Worcester	485	485	100.0
Maritime Academy	<u>880</u>	<u>591</u>	<u>67.2</u>
Total	<u>8422</u>	<u>8523</u>	<u>101.2%</u>

There is an increasing rate of demand from students who desire to live on campus. To meet this demand many state colleges have had to temporarily convert lounge spaces for study/bedroom use and increase the occupancy of single and double study/bedrooms to double and triple occupancy. Through such practices the occupancy rate of residence halls at some state colleges has exceeded design occupancy. Completion of new residence facilities for 1250 persons will help to meet some of the pent-up demand which has required the institution of these practices. The demand for campus residence facilities continues strong and steady as indicated by current and past years' occupancy rates.

Rents/Revenue/Financial Statement

Residence hall rentals for fiscal year 1988 range from \$1030-\$1350 per student for traditional dormitories and suite-type accommodations and \$1420-\$1590 per student for apartments.

Revenue receipts from Authority Residence Halls during fiscal year 1987 totaled \$11,131,654, \$10,919,764 from rents and \$211,890 from the U. S. Department of Housing and Urban Development, Debt Service Grants.

In accordance with the Certificate of 1987-88 Projected Expenses these revenues have been used for the following purposes:

Debt Service and Debt Service Reserve	\$ 4,574,345	41.1%
O & M Expenses by Colleges	4,810,401	43.2%
Utility Reimbursement, Service Repair and Renovation Expense	1,147,397	10.3%
Authority Expense	<u>599,511</u>	<u>5.4%</u>
Total	<u>\$11,131,654</u>	<u>100.0%</u>

A detailed account of the Authority's financial status with respect to receipts and expenses is contained in the attached Audit Report and Supplementary Information as of December 31, 1988.

New Projects

During 1987 and 1988 the Authority has proceeded with the design and construction of new residence facilities at the Bridgewater, Fitchburg, Salem, Westfield and Worcester State Colleges and the Massachusetts College of Art. Combined, these projects will provide accommodations for 1829 students. All of the projects were in various stages of design development during 1987. During the period January-March, 1988 four of the projects were publicly bid for construction to commence in April/May, 1988 and to be substantially completed and available for occupancy in September, 1989. The projects, designers and contractors are listed as follows:

BRIDGEWATER:	392 students - two 4 story buildings - suite type
Architect:	Sasaki Associates, Inc.
Project Management:	Frederic R. Harris, Inc.
General Contractor:	Suffolk Construction Co., Inc.
FITCHBURG:	328 students - eight 3-4 story buildings - suite type
Architect:	Leers, Weinzapfel Associates, Inc.
Project Management:	Sverdrup Corporation
General Contractor:	R. W. Granger & Sons, Inc.
WESTFIELD:	441 students - one 4 story building - traditional type
Architect:	Perry, Dean, Rogers & Partners
Project Management:	Sverdrup Corporation
General Contractor:	Fontaine Bros., Inc.
COLLEGE OF ART:	102 students - one 5 story building renovation - suite type
Architect:	Stein + Associates, Inc.
Project Management:	Frederic R. Harris, Inc.
General Contractor:	P & D Construction Co., Inc.
SALEM:	354 students - seven 7 story buildings - apartment type
Architect:	Hammer, Kiefer and Todd, Inc.
Project Management:	Frederic R. Harris, Inc.
General Contractor:	Charles Construction Co., Inc.
WORCESTER:	272 students - one 5 story building - traditional type
Architect:	Earl R. Flansburgh & Associates, Inc.
Project Management:	Sverdrup Corporation
General Contractor:	R. W. Granger & Sons, Inc.

Note: Since December, 1988 the residence hall projects at Salem and Worcester have been publicly bid. Construction is scheduled to begin in April, 1989 and the projects are scheduled to be completed and available for occupancy in September, 1990.

Improvements to Existing Facilities

In the summer of 1987 the Authority undertook capital improvements on several existing residence halls at a construction cost of \$7,567,000. Capital improvements included the repair of roofs, the replacement of windows, the alteration of facilities to make them accessible for use by handicapped persons, the installation

of fire detection and security systems and other improvements to enhance the overall appearance and usefulness of the residence halls. These improvements were financed from the issuance of bonds in 1986. The renovation projects are identified in the following list:

BRIDGEWATER:

Pope, Scott and Shea/Durgin Halls \$ 982,000
Architect: Buck, Smith, McAvoy Architects, Inc.
General Contractor: P & D Contractors, Inc.

FITCHBURG:

Aubuchon and Herlihy Halls 661,000
Architect: deCastro/Nelson Associates
General Contractor: J. Colangelo & Sons, Inc.

FRAMINGHAM:

Corinne Towers, Larned, Linsley, Pierce, Mann 1,104,000
and O'Connor Halls
Architect: Archtype, Inc.
General Contractor: W. T. Rich Company, Inc.

NORTH ADAMS:

Berkshire Towers, Hoosac Hall and Townhouses 737,000
Architect: Barry Architects, Inc.
General Contractors: Renau Construction Company, Inc.
C W Construction Co., Inc.

SALEM:

Bowditch and Peabody Halls 1,764,000
Architect: Hammer, Kiefer and Todd, Inc.
General Contractor: M. Spinelli & Sons, Inc.

WESTFIELD:

Lammers and Scanlon Halls 719,000
Architect: Architects, Inc.
General Contractor: Fontaine Bros., Inc.

WORCESTER:

Chandler Village (contract award 1989) 1,600,000
Architect: Pequod Associates, Inc. (study)
Earl R. Flansburgh + Associates, Inc.
(plans & specifications)
General Contractor: R. W. Granger & Sons, Inc.

In addition to the above noted capital improvements the Authority, with the cooperation and assistance of college administrators, has prepared and implemented a program for the replacement of furnishings and equipment and for repairs at many of the residence halls. The 1988 program cost is \$488,800 and is intended to keep the buildings weathertight, safe and attractive to the students. Highlights of the 1988 program include the following items:

* Purchase of furniture, mattresses, carpet, window coverings, appliances and other miscellaneous furnishings and equipment (all State Colleges)	\$ 193,000
* Fire Alarm Service/Testing (all State Colleges)	56,200
* Elevator Maintenance/Repairs (all colleges except Westfield, Worcester, and Maritime Academy)	68,100
* BRIDGEWATER - Apartments	
Fire/Water Damage Repairs	4,500
Fin Tube Radiation	6,900
* FITCHBURG - Apartments	
Upgrade Exterior Lighting	7,200
Interior Painting	6,400
Russell Towers - Re-flooring	6,100
* FRAMINGHAM - Corinne Towers	
Roof Repairs	3,600
Fire Damage Repairs	6,000
Linsley Hall - Boiler Repairs	6,100
Corinne Towers/Foster Hall	14,000
Resilient Flooring	
* NORTH ADAMS - Berkshire Towers	
Replace Exterior Doors	6,500
Emergency Generator Repairs	3,200
Install Telephone Jacks	1,500
Carpet Replacement	8,100
Townhouses -	
Paver/Timber Replacement	17,800
Steam Line Repairs	1,700
Interior Paint/Wallcovering	19,700
* WESTFIELD - Apartments	
Re-flooring	11,100
* WORCESTER - Chandler Village	
Re-keying	19,000
Re-flooring	3,500
* MARITIME ACADEMY -	
Building Signage	7,400
Fan Coil Replacements	11,200

Office/Staff/Consultants

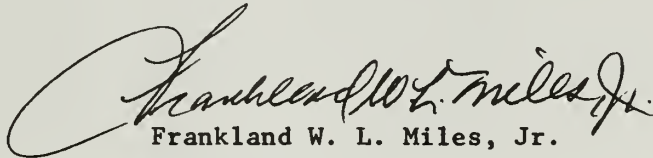
The Authority's offices are located at 136 Lincoln Street, Boston, Massachusetts. A staff of four is employed to manage the Authority's affairs. They are:

Robert E. Stewart	Executive Director
Louis J. Cogliano	Facilities Engineer
Lorraine A. Manozzi	Administrative Secretary
Dorothy Aronson	Secretary

The Authority also engages the services, on an annual basis, of several advisors, including Mahoney, Hawkes and Goldings of Boston, Massachusetts, General Counsel; Keith and Mareb of Brockton, Massachusetts, Certified Public Accountants; Pell, Rudman Co., Inc., of Boston, Massachusetts, Investment Advisors and Meeting Square Management of Bridgewater, Massachusetts, Financial Advisors. Various architects, engineers, cost estimators, construction management advisors and other consultants are engaged from time to time to assist in project activities.

The Authority extends its appreciation to all those people whose cooperation is necessary for the successful development and operation of residence halls, especially to the Board of Regents, the Presidents and their staffs and to the State College resident students.

Respectfully yours,


Frankland W. L. Miles, Jr.
Chairman

FWLM,Jr./lm

Enclosure: Financial Statement

GOVERNMENT DOCUMENTS
COLLECTION
DIST 1 9 1989
ANNUAL REPORT
FOR THE PERIOD

JANUARY 1, 1989 THROUGH DECEMBER 31, 1989

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY
136 LINCOLN STREET
BOSTON, MASSACHUSETTS 02111

Frankland W. L. Miles, Jr., Chairman
Eugene F. Russo, Vice Chairman
Robert F. Couture, Secretary-Treasurer
Robert E. Stewart, Assistant Secretary-Treasurer

PURPOSE

The Massachusetts State College Building Authority is organized under provisions of Chapter 703, Acts of 1963 and subsequent amendments to assist the State Colleges, the Massachusetts College of Art and the Massachusetts Maritime Academy in the development and operation of self-amortizing facilities to house and feed students attending these educational institutions.

The Authority has developed, and continues to improve, maintain and operate, facilities which provide residence and dining accommodations for 9710 students in 32 building complexes located at the Bridgewater, Fitchburg, Framingham, North Adams, Salem, Westfield and Worcester State Colleges, the Massachusetts Maritime Academy and the Massachusetts College of Art. The development and improvement cost of these facilities has been financed through the issuance of \$104,700,000 of bonds. The current replacement cost of the facilities is estimated at \$290,000,000.

MEMBERS/OFFICERS/MEETINGS

The Authority consists of nine members appointed by the Governor, three of whom are appointive members of the Board of Regents of Higher Education. With the expiration of the term of the Honorable J. John Fox in August, 1989, two vacancies exist on the Authority from the appointive members of the Board of Regents. Four other members whose terms have expired continue to serve on the Authority pending their re-appointment or the appointment of successor members.

The members and officers of the Authority are as follows:

<u>Member</u>	<u>Officer</u>	<u>Appointment Expires</u>
Frankland W. L. Miles, Jr.	Chairman	6/30/86
Eugene F. Russo	Vice Chairman	6/30/87
Robert F. Couture	Secretary-Treasurer	6/30/87
William C. Bearce		6/30/82
*George H. Ellison		8/1/90
*Vacant		
*Vacant		
Kelly A. Kelly		6/30/91
John E. Zoino		6/30/90
Robert E. Stewart	Assistant Secretary-Treasurer and Executive Director	

*Member - Board of Regents of Higher Education

To conduct business the Authority is required to have a quorum of five members. During 1989 ten meetings were called. A quorum was present at five meetings, one meeting was cancelled and at four meetings in the absence of a quorum, those members present acted as a committee to recommend actions for ratification at a subsequent meeting.

OCCUPANCY

The FY 90 occupancy rate in State College Residence Halls was 95.1% as compared with the 100.9% rate for FY 89. Although the occupancy rate is down 5% this year, the rate remains strong especially when one considers the absorption in one year of a 15% increase in the total number of available spaces....an additional 1270 spaces distributed over four of the state colleges.

1989-90 Academic Year Occupancy

<u>College</u>	<u>No. of Spaces</u>	<u>Occupancy</u>	<u>Rate</u>
Bridgewater	1760	1781	101.2%
Fitchburg	1449	1408	97.2
Framingham	1472	1439	97.8
North Adams	1044	1029	98.6
Salem	598	600	100.4
Westfield	1920	1806	94.0
Worcester	485	479	98.8
Maritime Academy	880	590	67.0
College of Art	<u>102</u>	<u>100</u>	<u>98.0</u>
Total	<u>9710</u>	<u>9232</u>	<u>95.1%</u>

RENTS/REVENUES

Residence hall rents for FY 90 range from \$1362-\$1772 per student for traditional and suite-type accommodations and \$1412-\$1998 per student for apartments. Rents for new facilities ranged from \$1810-\$2700.

Revenue receipts from Authority Residence Halls during FY 90 totaled \$16,378,564.....\$16,166,674 from rents and \$211,890 from the U. S. Department of Housing and Urban Development, Debt Service Grants.

In accordance with the Certificate of 1989-90 Projected Expenses these revenues have been used for the following purposes:

Debt Service and Debt Service Reserve	\$ 8,626,154	52.6%
O & M Expenses by Colleges	5,874,183	35.9
Utility Reimbursement, Service	1,277,393	7.8
Repair and Renovation Expense		
Authority Expense	<u>600,834</u>	<u>3.7</u>
Total	<u>\$16,378,564</u>	<u>100.0%</u>

NEW PROJECTS

In August, 1989 the Authority substantially completed the construction of four new projects for occupancy in September. The new facilities provided residence accommodations for 1270 students at the Bridgewater, Fitchburg and Westfield State Colleges and the Massachusetts College of Art. They were completed over a three year development process which included the required feasibility studies, the selection of designers by the Designer Selection Board and the award of construction contracts following the requirements of the public bidding laws.

New residence facilities are under construction at the Salem and Worcester State Colleges. They provide residence accommodations for 567 students. The Worcester residence hall will be completed for occupancy in September, 1990. Although the facilities at Salem are not scheduled for completion until October, 1990, it is expected that four of the seven buildings will be substantially completed for September, 1990 occupancy. A brief description of the new projects and their construction costs are shown on Schedule I.

Last fall the Authority, on recommendation of the Designer Selection Board, appointed MEA Engineering Associates, Inc. to conduct feasibility studies for the installation of automatic sprinkler systems in seven residence halls over seventy (70) feet high at the Fitchburg, Framingham, North Adams and Salem State Colleges. The study was undertaken to comply with M.G.L. Chapter 148, Section 26A $\frac{1}{2}$, which requires that the residence halls be fully sprinklered by December 31, 1993.

The study for each building includes a review of the existing fire protection systems, the availability of water supply and the development of a schematic plan and cost estimate for the installation of the systems. The schematic plans take into consideration the need for architectural modifications, i.e., ceiling and lighting replacement, concealment of piping systems and patching and painting. Project costs for the installations in all of the buildings are estimated at \$5,250,000.

The study anticipates that it will be necessary to construct the various installations in one to three phases depending on the building size and layout and the limited time during the summer in which to perform the work in the buildings. The construction will also depend on the availability of funds. Construction of the sprinkler systems and related improvements necessary to comply with M.G.L. Chapter 148, Section 26 $\frac{1}{2}$ A, will depend on the availability of funds, namely, enabling legislation to increase the Authority's ability to issue the bonds needed to cover the \$5,250,000 project costs.

The Authority has also proceeded with the project request for the second phase of residence facilities for 300 students at Worcester State College. In cooperation with the D.C.P.O., Office of Programming and the Designer Selection Board, proposals have been solicited to undertake a feasibility study for the project. Appointment of a designer is pending the recommendation of the Designer Selection Board.

IMPROVEMENTS TO EXISTING FACILITIES

With the cooperation and assistance of college administrators the Authority has reviewed the facilities and developed a program for the replacement of various items of furnishings and equipment and for repairs and improvements at many of the residence facilities. In 1989 the Authority expended approximately \$500,000 to keep the facilities watertight, safe and attractive for use by the students. Highlights of the 1989 program are set forth in Schedule II.

OFFICE/STAFF/CONSULTANTS

The Authority's offices are located at 136 Lincoln Street, Boston, Massachusetts. A staff of four is employed to manage the Authority's affairs. They are:

Robert E. Stewart	Executive Director
Louis J. Cogliano	Facilities Engineer
Lorraine A. Manozzi	Administrative Secretary
Dorothy Aronson	Secretary

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FWLM, Jr./lm

Enclosure: Financial Statement

MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

SCHEDULE I

**DESCRIPTION AND CONSTRUCTION COST
OF NEW RESIDENCE HALL PROJECTS**

April 1990

	<u>BID DATE</u>	<u>CONSTRUCTION COST</u>	<u>COST/S.F.</u>	<u>COST/BED</u>	<u>BUILDING ACCOMMODATION</u>
BRIDGEWATER					
Two 4-Story Bldgs. 109,000 S.F./399 Beds	May, 1988	\$10,325,000	\$ 95	\$ 25,900	Suites
FITCHBURG					
Eight 4-Story Bldgs. 79,000 S.F./328 Beds	April, 1988	9,025,000	114	27,500	Suites
WESTFIELD					
One 4-Story Bldg. 100,000 S.F./441 Beds	April, 1988	10,638,000	106	24,200	Traditional Dormitory
WORCESTER					
One 5-Story Bldg. 57,000 S.F./213 Beds	February, 1989	6,385,000	112	30,000	Traditional Dormitory
SALEM					
Six 4-Story Bldgs. and 1 Story Commons Bldg. 107,700 S.F./354 Beds	March, 1989	10,300,000	96	29,100	Apartments
COLLEGE OF ART					
One 5-Story Bldg. Renovation 32,400 S.F./102 Beds & 3 Artists' Lofts	July, 1988	3,660,000	113	35,900	Suites

SCHEDULE II

SUMMARY OF SERVICES AND IMPROVEMENTS TO EXISTING FACILITIES FOR 1989

ALL STATE COLLEGES

*	Purchase of furniture, mattresses, carpet, window coverings, appliances and other miscellaneous furnishings and equipment	\$ 118,200
*	Fire Alarm Service/Testing	58,300
*	Elevator Maintenance/Service and Testing (all colleges except Westfield, Worcester, and Maritime Academy)	71,200

BRIDGEWATER

*	Apartments - Heating Loop Repairs	39,800
*	Pope Hall - Window Replacements	3,900
*	Scott Hall - Interior Painting & Repairs	7,700
*	Shea/Durgin - Elevator Repairs	2,200

FITCHBURG

*	Aubuchon - Elevator Repairs	1,600
*	Russell Towers - Elevator Repair	4,400
	- Carpet Replacement	2,900

FRAMINGHAM

*	Corinne Towers - Roof Repairs	4,200
*	Linsley Hall - Shower Room Repairs	3,200

NORTH ADAMS

*	Berkshire Towers - Elevator Repairs	24,500
	- Interior Renovations	19,300
*	Townhouses - Exterior Stair Wall Repair	7,700

SALEM

*	Bowditch Hall - Elevator Repair	5,200
*	Peabody Hall - Elevator Repair	5,200
	- Sewer Ejection Pump	3,900

WESTFIELD

*	Apartments - Ventilation System Repairs	28,100
	- Exterior Painting	24,300
*	Lammers Hall - Replace Air Handling Equipment	13,500

WORCESTER

* Chandler Village - Repair Water Damage 4,300

MARITIME ACADEMY - Roof Repairs 17,500

TOTAL \$471,100

